Karen Johnson Davidson County
Batch # 1113983 DEEDWARR
03/22/2024 10:51:57 AM 2 pgs
Fees: $13.00 Taxes: $10,341.50
20240322-0020009

PREPARED BY ~~(AND RETURN TO):~~
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-24-1715

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63560
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas Jay Steenburgh Laura Ellen Steenburgh 1715 Sweetbriar Avenue Nashville, TN 37212	PennyMac Loan Services LLC 3043 Townsgate Rd Suite 200 Westlake Village, CA 91361

TAX MAP PARCEL NUMBERS: 11704007200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,795,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Justin H. Turner and Jennifer Werthman, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Jay Steenburgh and Laura Ellen Steenburgh, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the East half of Lot No. 260 on the Plan of Belmont Land Company's Plan of Lots Called Belmont Heights of record in Plat Book 421, page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of said Lot No. 260 fronts 50 feet on the South side of Sweetbriar Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Justin H. Turner and Jennifer Werthman, husband wife, by Warranty Deed from Stone Oak Builders, LLC, a Tennessee Limited Liability Company, dated April 15, 2019 and recorded on April 16, 2019, of record in Inst. No. 20190416-0034924, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2024 and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 421, page 34, said Register's Office; Driveway Easement Agreement of record in Inst. No. 20190416-0034923, said Register's Office.

This is improved property, known as 1715 Sweetbriar Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of March, 2024.

Justin H. Turner

Jennifer Werthman

State of Tennessee

County of Davidson

On this 20th day of March, 2024, before me the undersigned authority, personally appeared Justin H. Turner and Jennifer Werthman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,795,000.00.

Affiant

Sworn and subscribed before me this 20 day of March, 2024.

Notary

My Commission Expires: 03-16-26

JILL BRANYAN
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 03/13/2026
WILLIAMSON COUNTY